LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01025 **DATE:** August 27, 2001

A Corrected Plat of Vavrina Meadows 7th Addition

PROPOSAL: A final plat consisting of 57 residential lots and 5 outlots

LAND AREA: 22.68 acres, more or less

CONCLUSION: This plat generally conforms with the approved preliminary plat and is in

harmony with the Comprehensive Plan.

The previously approved plat for Vavrina Meadows 7th Addition did not

include the area of Outlot "E". This plat corrects the omission.

RECOMMENDATION: approval

GENERAL INFORMATION:

APPLICANT: Lyle Loth

E.S.P., Inc.

601 Old Cheney Road Lincoln, NE 68512

OWNERS: R.C. Krueger Development Company, Inc.

2929 Pine Lake Road Lincoln, NE 68516

LOCATION: S. 20th Street and Herel Street

LEGAL DESCRIPTION: Outlot A, Vavrinal Meadows 3rd Addition and Lot 74 I.T., located in

the W ½ of Section 24, T9N, R6E of the 6th P.M., Lancaster County, Nebraska.

REQUESTED ACTION: Approve corrected final plat

EXISTING ZONING: R-3 Residential in a C.U.P.

PURPOSE: To correct error on original final plat

HISTORY:

Vavrina Meadows Preliminary Plat No. 98029 was approved on February 24, 1999 by the Planning Commission.

<u>Final Plat #01018</u> <u>Page 2</u>

Vavrina Meadows 1st Preliminary Plat No. 00022 was approved on March 7, 2001 by the Planning Commission.

Vavrina Meadows 7th Addition Final Plat No. 01005 was approved on June 13, 2001 by the Planning Commission.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

Under the Vavrina Meadows 7th Addition Final Plat, Executive orders were approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An agreement for use of escrow fund has been created which transfers escrows from Vavrina Meadows 7th Addition and guarantees the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

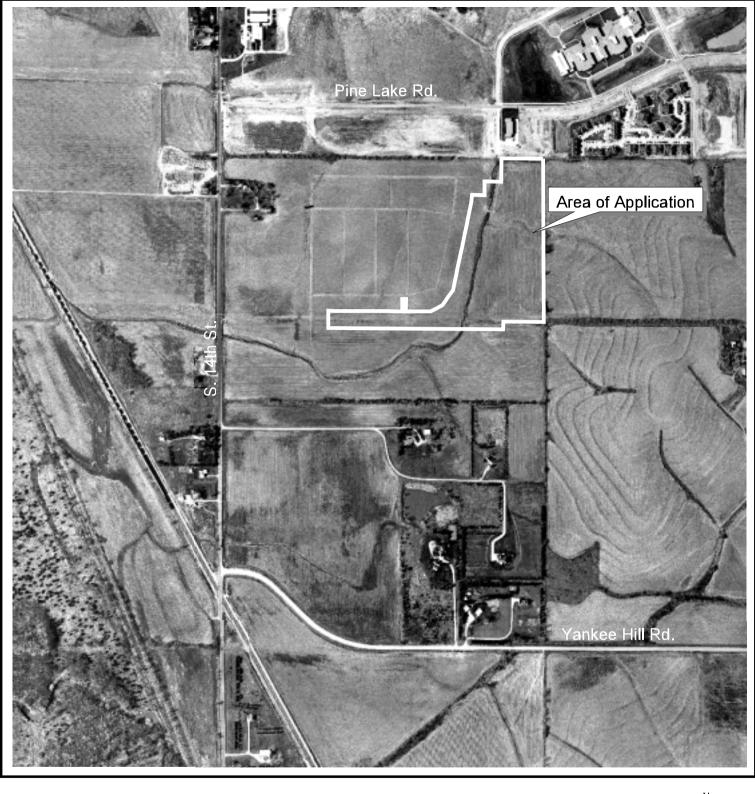
Some lots within Vavrina Meadows 7th Addition may have been sold while this corrected plat was under review. If this is the case, the developer will file a ratification document signed by the new owner(s) with the Register of Deeds.

A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

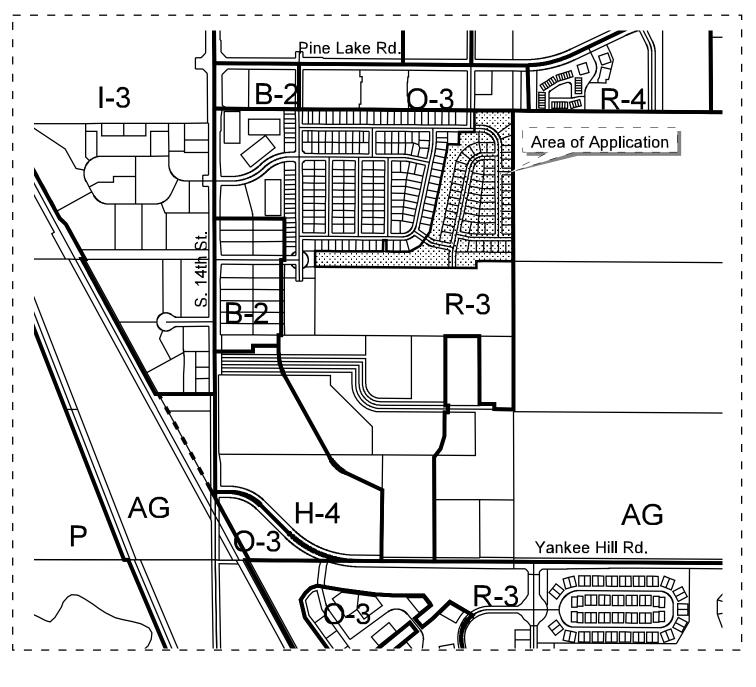
Jason Reynolds Planner

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Final Plat #01025
A Corrected Plat of
Vavrina Meadows 7th Addition





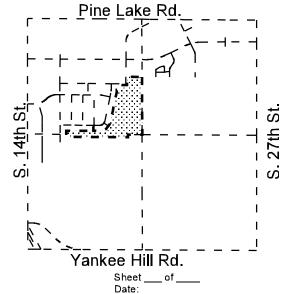
Final Plat #01025 A Corrected Plat of Vavrina Meadows 7th Addition

Employment Center District Public Use District

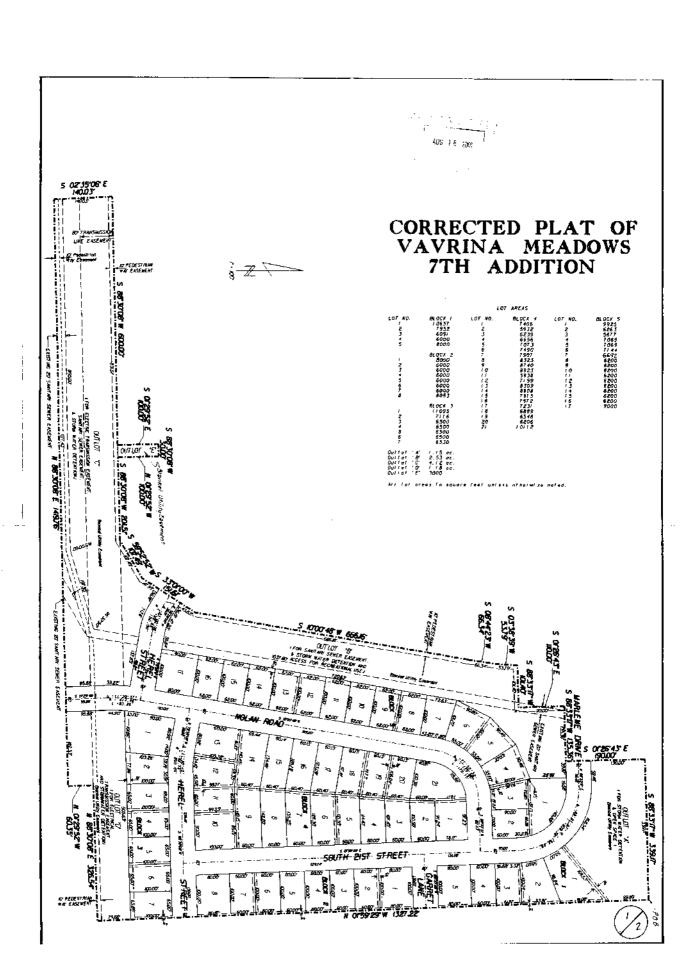
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Zoning: R-1 to R-8 Residential District One Square Mile Agricultural District Agricultural Residential District AG AGR R-C O-1 Sec. 24 T9N R6E Residential Convervation District Office District Suburban Office District Office Park District O-2 O-3 R-T Residential Transition District Local Business District Planned Neighborhood Business District Commercial District Lincoln Center Business District Planned Regional Business District Interstate Commercial District Highway Business District Highway Commercial District General Commercial District Zoning Jurisdiction Lines Industrial District Industrial Park District

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.



TRANSMITTAL MEMO A COCCECTO P PROJECT NAME AND NUMB 7 4 13. FINAL PLAT (12 COPIES minimum	ER	PLATLETTER	PLANNING DEPT. 555 S. 10th ST., #213 8-16-01 DATE JOSON CHECKED IN BY:
DISTRIBUTION			F.
	City Engineer's Office	K X	1 [3]
	Public Works - Survey Check - Barnie Blum	K K	-0
	L.E.S Theobaid (3)	 -	
	L.E.S Lahman		
	Alltel Communications - Al Schroeder-401 S. 21st St.		(3-1)
	Building & Safety / Fire Prevention - Bob Fiedler		
`	Parks & Recreation	14 14	8
	Building & Safety (where existing buildings)		16,200
	County Engineer (County plats only)		2
	Ray Hill	XX	, 1
	Planner/Pre Plat:		\bar{N}
			N P P P
			77
Places review the etteches		- 24-0	
Please review the attached plans and return your comments to me by 8-24-01 (10 days from submittal)			
Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.			
Jason Reynolds			
PROJECT PLANNER			
If you have any questions, need additional information or cannot meet the deadline, please let me know.			
Phone # 441-7491 FAX # 441-6377			
The applicant plans to transfer the escrous			
from Vantina recasions (- (FT 01005)			
From Varrina Measons 7th (FP 01005) This plat corrects the Shape of the outlots (outlot E was not provided in the FP for			
Vaurine 7th.)			

Charles W Baker To: Jason W Reynolds/Notes@Notes

08/24/2001 01:45 PM Subject

Subject: Vavrina Meadows 7th Add

Jasnon, We have reviewed the corrected plat of Vavrina Meadows 7th Add, and find it satisfactory. Transfering the escrows is ok too. Buff

Krueger Development

2929 Pine Lake Road, Suite C Lincoln, Nebraska 68516 Phone 402-423-7377 Fax 402-423-0536

August 17, 2001

Mr. Rick Peo Assistant City Attorney 555 South 10th Street Lincoln NE 68508

RE: THE CORRECTED PLAT OF VAVRINA MEADOWS 7TH ADDITION

Dear Mr. Peo:

In accordance with your direction during a conversation with Judy Elgert of my office on Thursday, August 16, 2001, we have included the E. O. amounts on this Agreement for Use of Escrow Fund form.

It is our understanding that if all documents are received in the City Planning Department by Thursday, August 23, 2001 this issue will be on the September 5 agenda of the Planning Commission.

If there any errors in any of the documents received or additional information is required, please notify me as quickly as possible.

Thank you for your help in this matter.

Best regards,

Richard C. Krueger

President

Planning -

AUG 17 ZUI

- Tenning Department 595 So. 10+18t. Lincoln, NE 64508

Re: Corrected Plat of Vavins Meadows 7th Add

Enclosed are 6 capies of the referenced Carrected plat. ## A portion of Outlot A' of Vavrina Meadows 3rd Addition was omitted from the original final plat. That portion has now been included (Outlot E') and is the reason for this corrected plat.

E-5-P. Tyli Loti

AUG 16 /